

**UPTON DISTRICT CENTRE WEEDON ROAD NORTHAMPTON NN5 4DJ**

**25,000 SQ FT OF RETAIL IN UNITS OF 451 SQ FT TO 4,650 SQ FT**

**SUIT LOCAL NEEDS AND DESTINATION RETAIL**

**Prominent Very Busy Radial Route Location**

**Ready Summer 2017**

**Anchored by**



**Nearby Retailers Include M&S, ARGOS, SAINSBURY, NEXT & BOOTS**

**PUNCH**

[WWW.PUNCH.ORG.UK](http://WWW.PUNCH.ORG.UK)

**01604 601800**



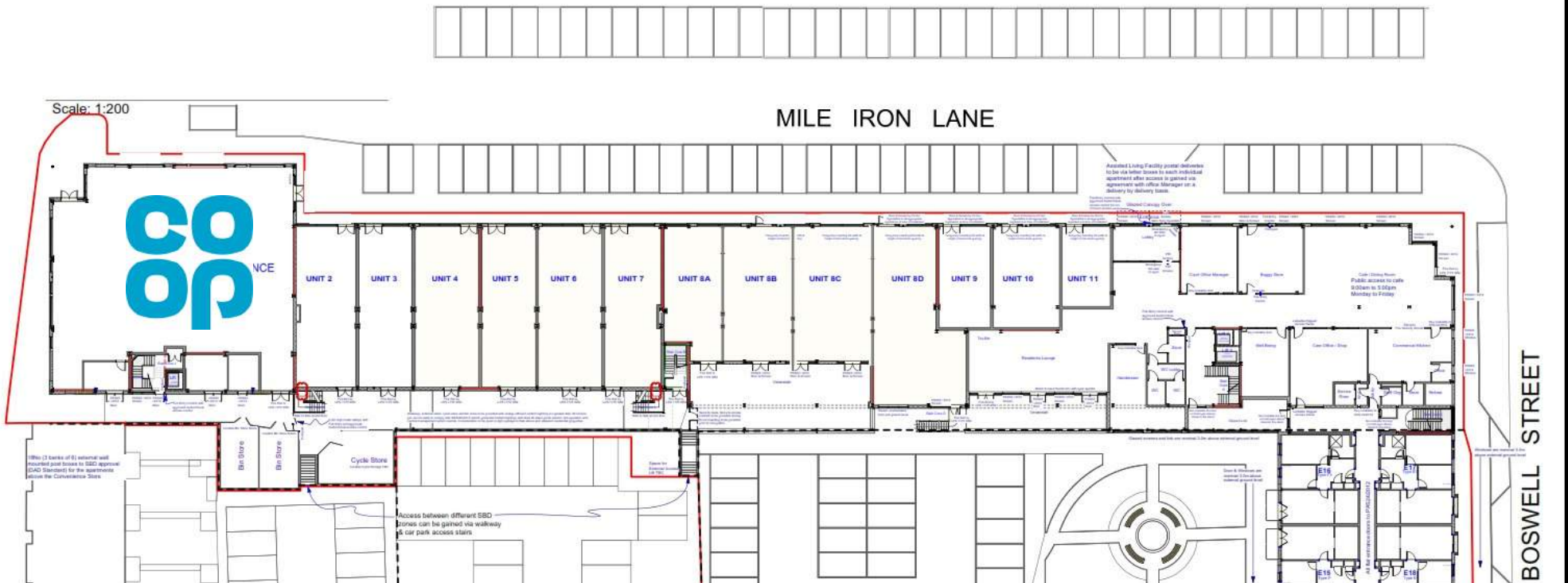


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## Upton Place Northampton West - Ground Floor Plan Retail Units 1 to 11



Units 1 to 8 all serviced via rear loading lay-by. Units 9 10 and 11 front door servicing only.

Unit 8 has planning for Creche/Nursery Unit total approx. 5,000 sq ft with external play without drop off/pick up or dedicated car parking.

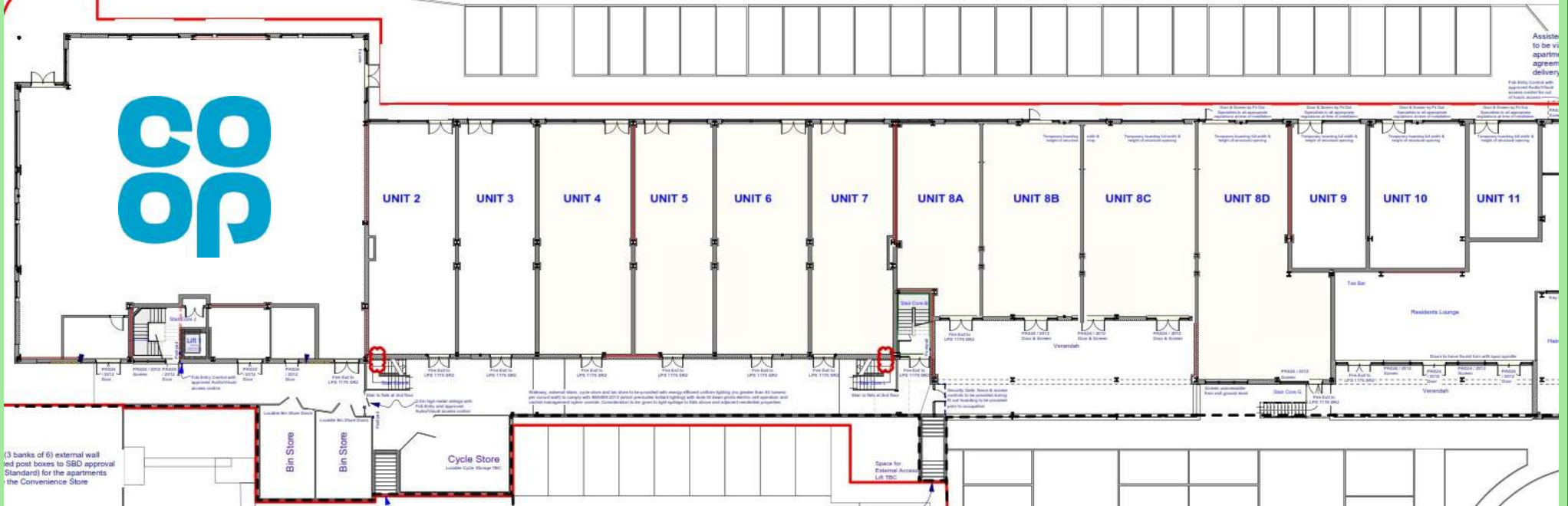
Consideration will be given to division of Unit 8 to create four A1 retail units of 800 to 1,800 sq ft.

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Scale: 1:200

MILE IRON LANE



Assisted to be an apartment delivery

(3 banks of 6) external wall led post boxes to SBD approval (Standard) for the apartments the Convenience Store

UNIT 1	Under Offer	UNIT 6	Under Offer	UNIT 8D	1,000 sq ft
UNIT 2	1,000 sq ft	UNIT 7	1,000 sq ft	UNIT 9	1,000 sq ft
UNIT 3	1,000 sq ft	UNIT 8A	1,000 sq ft	UNIT 10	1,000 sq ft
UNIT 4	Reserved	UNIT 8B	1,000 sq ft	UNIT 11	1,000 sq ft
UNIT 5	1,000 sq ft	UNIT 8C	1,000 sq ft		

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**RETAIL UNITS** - a range of sizes from 451 to 5,500 sq ft all with frontage to the access road (Mile End Lane) which itself runs parallel to the A4500/A45 dual carriageway (Weedon Road).

**PARKING** - approximately 90 parking spaces in front of the retail units in a double row.

**SPECIFICATION** - units provided to standard developer shell specification to include shop front and services.

**TERMS** - available to let on new FRI leases for a term of years to be agreed subject to five yearly rent reviews and with initial rent free period.

**RENT** - terms including rent available on application to the leasing agents by phone, website enquiry form or via e mail to [info@punch.org.uk](mailto:info@punch.org.uk)

**PLANNING** - all units have planning consent for A1 retail and a range of uses (including A2 and A5) may be considered subject to planning for change of use.

Enquiries to sole leasing agents:

